



Minutes
ZONING & DESIGN REVIEW BOARD
February 13, 2007 - 6:00 pm
Town Hall, 6550 Yount Street, Yountville

1. Call to Order

Chair Halliday called the meeting to order at 6:00 p.m.

2. Roll Call

Present: Boardmembers Gervasio, Judah, & Chair Halliday

Absent: Boardmembers Denton & Lamborn

3. Adoption of Agenda

On a motion by Boardmember Gervasio, seconded by Boardmember Judah, the Agenda was adopted unanimously.

4. Approval of Minutes – November 14, 2006 & January 9, 2007

On a motion by Boardmember Judah, seconded by Boardmember Gervasio, the Minutes of the November 14, 2006 meeting were approved unanimously. On a motion by Boardmember Gervasio, seconded by Boardmember Judah, the Minutes of the January 9, 2007 meeting were approved unanimously.

5. Public Comment

None

6. Presentation & Discussion – Design Review, 07-DR-01, Catalina Ramos

Site Location: 1990 Adams Street

Subject: A proposal to construct a roof over rear patio. Roof measures 132.5 sq. feet and continues the existing roof line.

Boardmember Judah dismissed self from discussion due to conflict of interest.

Discussion continued to March 13, 2007 due to lack of necessary three member quorum.

7. Presentation & Discussion - Design Review, 06-MDP-04, 06-UP-13, 06-DR-10,

Louise Packard & Jeff Steen

Site Location: 6525 Washington Street

Subject: Preliminary & Final Master Development Plan Review for a proposed addition, remodel, and renovation of the Pacific Blues Café.

Planning Director, Bob Tiernan, presented the staff report.

Applicants, Louise Packard & Jeff Steen, and architect, Paul Kelley, presented project proposal:

Goals of the project:

- Improve the current functions of the restaurant rather than initiate new functions.
- Update dry storage area and basement to meet code.
- Improve the aesthetics and functioning of the north end of the structure.
- Construct a roof and roll down screens over deck to allow for year-round seating.
- Expand the deck to include an outdoor walk-up counter to serve to-go coffee and drinks.
- Incorporate the balloon company room, which became available at the end of the planning process, into the design and function plans.

Roofing:

- Would like to use corrugated metal, rather than the cedar shingles discussed in the Concept Review.
- Find this style of roofing to be the most historically accurate and in keeping with the style of a railroad station. As the building is on the historical register, they would like for it to appear as much like the original as is possible.
- Display early photographs of building showing roofing material to be a thin and untrimmed corrugated metal or cedar shingle.
- Note that installing a corrugated metal roof would be like other projects in which they restored an original historic aspect that was not present in recalled memory, but was present in the original building.
- Reference the historical evaluations by the Heritage Consulting Group and Napa County Landmarks stating that corrugated metal and cedar shingles are both appropriate roofing materials.
- Propose that this material will have the highest contrast from the roofs over the balloon company room and deck.
- State that the metal will be treated to have a dull, galvanized finish and will take on a rusty red appearance. This will be a living roof that will show age.
- Present picture of rail station in Shellville as an example of the aged appearance. Also note Sawyer Cellars and the Rutherford Post Office as examples of the aging process.
- Note that, as the historical evaluations and all parties agree, the current cedar shake roofing is not historically correct and will not be used in the renovation.

ZDRB Design Review comments and recommendations for Pac Blues Café were as follows:

Judah:

- Prefers that the material for the upper portion of outdoor chimney be brick rather than the proposed matte metal. Feels that the metal chimney could be a distraction against a shingle roof. Although it is noted that the metal upper portion would be the most historically accurate, he does not think that brick chimneys would deter from the historical appearance.
- Concerned with the aging of the metal roof as is described and shown in an example of the train depot in Shellville. If a metal roof is used, he would prefer that it appear maintained rather than turn the rusty red that is shown in the example. Noted that metal roofs make the building appear dilapidated as they age, which wouldn't be consistent with the setting in the commercial core. When the metal roof is maintained though, he finds that it may appear too much like the new roof over the deck and thus appear new as well. He is assured by the architect that the appearance of the roof over the main building, historic addition, and deck will appear different and their historic progression will be evident.
- Would like for cedar shingle to be used rather than corrugated metal for the roof, as both Heritage Consulting Group and Napa County Landmarks state them both to be historically accurate. Notes that although the metal roof would emphasize the appearance of the building as a train station, the historical evaluation states that the building did not have a long life as a station. Thus, does not find the use of a metal roof to be of high historical importance.

- Inquired as to the percentage of utility cost saved by the solar panels on the patio cover. It was responded that they will not cover the load of the building, but will compensate for the additional power needed by the additions. It is recognized that the intention of the panels is to demonstrate an effort to use solar potential.
- Likes the metal cables for the railing as they make the railing less visible.
- Finds the design of the bar/waiting area to be good, as it will improve the traffic pattern.
- Applauds the plans to make the garbage storage more attractive on the north side.
- Approves of the deletion of the east bathrooms as there are also ones on the west side and in the new outdoor event area adjacent to the building.
- Finds the addition of a dry storage area on the first level to be good as they will decrease the amount of storage in the wet basement.
- Likes the new configuration of the entrances at the front.

Halliday:

- Requests clarification on the two proposed bars. It is noted that the front bar in the former balloon office will serve as a waiting area where beer and wine will be served. The back bar is a service station at which employees will prepare coffee and beverages.
- Inquires as to the flooring material for the proposed outdoor walkway. It will be concrete of a similar material and color as that around Vintage 1870, but will not be cobblestone.
- Accepts the metal roof, but understands why fellow Boardmembers are opposed.
- Prefers that the upper portion of the outdoor chimney be brick rather than metal.
- Finds the design to be excellent and maintaining the history and integrity of the building.

Gervasio:

- Concerned that the galvanized metal roof will be out of place and possibly cause glare. Wants the roof to use wood shingles to continue the look and theme of the Vintage 1870 building.
- Wants more examples of the outdoor lighting and applicant states that the changes will be minimal and will be provided at the upcoming Town Council meeting. There will be down lighting following along the ridgeline of the roof and under the new deck roof. There will also be several units of historical low lighting around the perimeter. It is the intention that the light from the fireplace be showcased as the brightest. The light impact will be contained within the footprint of the building.
- Sees no relation between existing building and original train station, but the existing building looks good and he would rather the focus be on something pleasing to the locals.
- Clarifies that both handicap ramps will remain.
- Concerned with the removal of the east bathrooms as there are limited public facilities in the area. It is noted that the bathrooms to be removed are dated and do not work well. Upon discussion of the use of the west bathrooms as public facilities, the applicant clarifies that although they will be available for restaurant use, these bathrooms are not technically public. They are provided for and maintained by Vintage 1870 and the public is allowed to use them as a courtesy.

Lamborn (absent, comments given via e-mail):

- Concerned with the fireplace on the west elevation. The tapered geometry, coupled with the stucco member makes it unnaturally prominent. As he understands, the fireplace is not intended to be the dominant visual anchor for visitors exiting the main Vintage 1870 building. He finds the size to be appropriate, but recommends that the material be all brick and have straight rather than tapered angles.

- Likes the cable infill for the railings, but would prefer that the braided cable be allowed to rust and not be stainless steel. This would help the cable blend in to the elevation and make it more compatible with the historic setting.
- The proposed landscape improvements could be greatly enhanced by borrowing from the same plant palette used in the recent improvements on the north side of Vintage 1870. He recommends that the proposed Japanese maple be replaced with something more compatible with the Vintage 1870 setting.

It was the consensus of ZDRB members that were present that the café building roof should be cedar shingle and the upper portion of the fireplace chimney on the rear deck be brick.

8. Presentation & Discussion – Final Design Review, 06-DR- 13, Shelley Claudel

Site Location: 2050 Starkey Street

Subject: Final Design Review of an amended proposal to demolish an existing single-family dwelling and construct a new ±1,000 sq. foot single-family dwelling with a 200 sq. foot attached garage.

Boardmember Judah dismissed self from discussion due to conflict of interest.

Assistant Planner, Katie Hogan, presented staff report.

Architect, George Ash, presented amended project proposal addressing conditions of approval:

Presented the following items requested as conditions of approval:

1. New materials board with example of stucco texture and color.
2. Shingle board showing asphalt shingle color and texture of proposed home and neighboring homes. Shingle color will be Aged Bark.
3. Amended plans showing exposed wood trim on window casements
4. Color photograph showing garage door color and material.
5. Full landscape plan.

Presented an amended dwelling plan with the following changes requested as conditions of approval:

1. Exposed wood trim on window casements.
2. Second story roof plate and ridge height reduced by one foot.
3. Chimney width narrowed as presented at previous hearing.
4. Second story balcony on east side omitted and west side balcony remaining.
5. Asphalt shingles identified as roofing material.

On a motion by Gervasio, seconded by Halliday, additions and updated as presented were accepted and conditions of approval found to be fully met.

9. Staff & Board Reports

Joint meeting of ZDRB and Town Council to receive and discuss update of Community Center project is upcoming. Date will be discussed at March 6, 2007 Town Council meeting.

10. Adjournment

On a motion by Gervasio, seconded by Halliday, the meeting was adjourned at 7:45 p.m.